

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Christopher R. Hill
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
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(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

MEMORANDUM

TO: The Honorable William J.P. Banks
Chairman, City Council Committee on Zoning

FROM:


Philip Levin
Assistant Commissioner

DATE: September 30, 1997

Re: Journal Correction for Residential-Business Planned
Development No. 622 (Park Hyatt)

On January 14, 1997 the City Council passed the Ordinance for Residential-Business Planned Development No.622 for the Park Hyatt Hotel and Condominium development. Since that time it has been brought to our attention that an error was made in the Planned Development's boundary description which results in a 92.5 square foot increase in the net site area.

We are therefore requesting your assistance in re-publishing the Planned Development reflecting the corrected site area (attached). If you have any questions regarding this matter, please do not hesitate to contact me (744-4182).

Thank you for your attention to this matter.

cc: Paul Woznicki
Chris Slattery
Tom Smith

Enclosure





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J. F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
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March 25, 1997

Mr. Rolando R. Acosta
Alzheimer & Gray
10 South Wacker Drive
Suite 4000
Chicago, Illinois 60606

Re: Residential - Business Planned Development/
No. 622/Park Hyatt

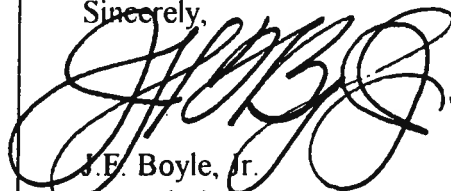
Dear Mr. Acosta:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 622 on behalf of Park Hyatt Water Tower Associates has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

Specifically, you requested that the maximum number of hotel rooms allowed be increased from 192 keys to 205 keys. The Department has determined that the increase in the number of keys would constitute a minor change. The thirteen additional keys would be constructed within the envelope of the approved building and would not result in any increase in Floor Area Ratio or building height.

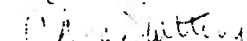
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Residential-Business Planned Development No. 622.

Sincerely,



J.F. Boyle, Jr.
Commissioner

Originated by:



Christine K. Slattery
Deputy Commissioner

cc: Paul Woznicki
Philip Levin
Michael Marmo



Please
Recycle!



SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B6-6 Restricted Central Business District and B7-6 General Central Business District symbols and indications as shown on Map Number 3-E in the area bounded by:

a line 158.62 feet north of East Chicago Avenue as measured along the west line of North Michigan Avenue (formerly known as Pine Street, North Tower Place and North Tower Court); North Michigan Avenue (formerly known as Pine Street, North Tower Place and North Tower Court); East Chicago Avenue; and North Rush Street,

to those of a Residential-Business Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential-Business Planned Development. 622

Plan Of Development Statements.

1. The area delineated herein as a Residential-Business Planned Development (the "Planned Development") consists of approximately 28,033 square feet (.64 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, Park Hyatt Water Tower Associates.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittals on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its

successors and assigns (including any condominium association which is formed and any owner(s) of the hotel portion of the Property) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium association which is formed and any owner(s) of the hotel portion of the Property) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by the Applicant or its successors as to the non-residential portion and any condominium association which is formed as to the residential portion.

4. This Plan of Development consists of thirteen (13) Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan, Building Elevations consisting of seven (7) sheets and a Massing Diagram all prepared by Lucien LaGrange and Associates and dated October 10, 1996. Full size sets of the Site/Landscape Plan, the Building Elevations and the Massing Diagram are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development subject to the restrictions in Statement 11 and in the Bulk Regulations and Data Table:

hotel, multi-family dwellings, retail uses, parking and accessory uses, including broadcast and telecommunications structures, equipment and installations including parabolic transmitting and receiving antennae which shall be appropriately screened.

6. Business and business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development. Any proposed signage shall comply with the Michigan Avenue Signage Ordinance. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces provided within the Planned Development shall be designated and designed for parking for the handicapped.
8. Any service drive or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum heights of the buildings prescribed on the Building Elevations attached hereto, the height of any improvements also shall be subject to height limitations as certified and approved, by the Federal Aviation Administration.
10. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining F.A.R. permitted by the Chicago Zoning Ordinance all floor area devoted to mechanical equipment in excess of one thousand five hundred (1,500) square feet in a single location, regardless of placement in the building, shall be excluded.
11. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/Landscape Plan, Building Elevations and the Massing Diagram. In addition, restoration of the facade of the existing City of Chicago Landmark Building located at 814 North Michigan Avenue shall be subject to the review and approval of the Commission on Chicago Landmarks. Landscaping shall be installed and maintained in accordance with the Site/Landscape Plan and parkway tree planting provisions of the Chicago Zoning Ordinance

and corresponding regulations and guidelines. Furthermore, if the existing structure on the property is demolished and construction of the proposed improvements has not commenced within nine (9) months of the demolition of the existing structures, then the property shall be fenced and landscaped after the review and approval of such fencing and landscaping by the Department of Planning and Development.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").
13. Unless substantial construction of the improvements contemplated by this Planned Development is not commenced by the tenth (10th) anniversary of the effective date hereof and unless completion of those improvements is diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first (1st) day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to the Property's pre-existing zoning classifications of B6-6 Restricted Central Business District and B7-6 General Central Business District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevation Drawings; and Massing Diagram referred to in these Plan of Development Statements printed on pages 38172 through 38183 of this Journal.]

1/14/97

NEW BUSINESS PRESENTED BY ALDERMEN

38171

11923

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follow:

Residential-Business Planned Development. 622

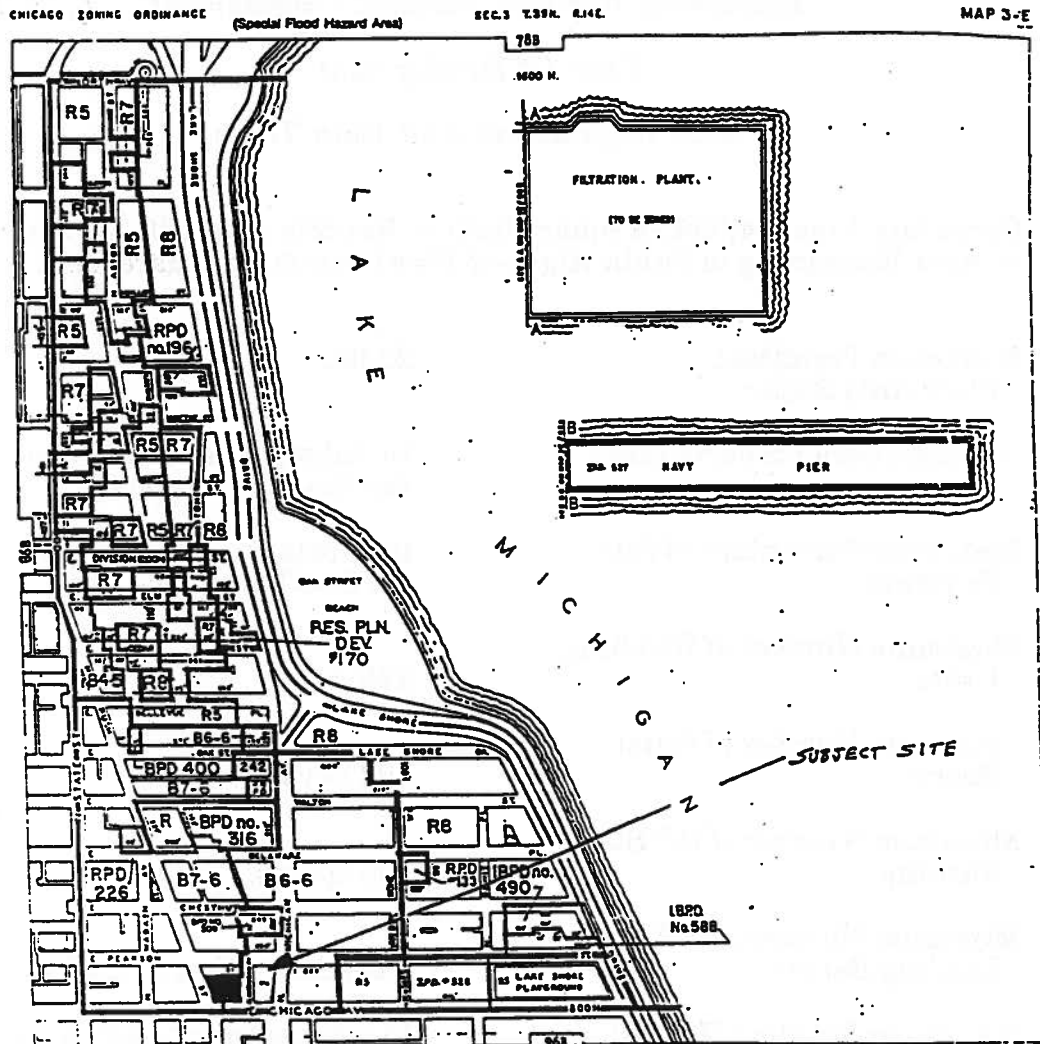
Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area (44,036.88 square feet) = Net Site Area (28,033 square feet)
+ Area Remaining in Public Right-of-Way (16,003.88 square feet).

Maximum Permitted Floor Area Ratio:	23.90.
Setbacks from Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Dwelling Units:	140 units.
Maximum Number of Hotel Rooms:	192 keys.
Minimum Number of Off-Street Parking:	200 spaces.
Minimum Number of Off-Street Loading Berths:	4 berths (10 feet by 25 feet).
Maximum Building Height:	In substantial conformance with the Building Elevations.

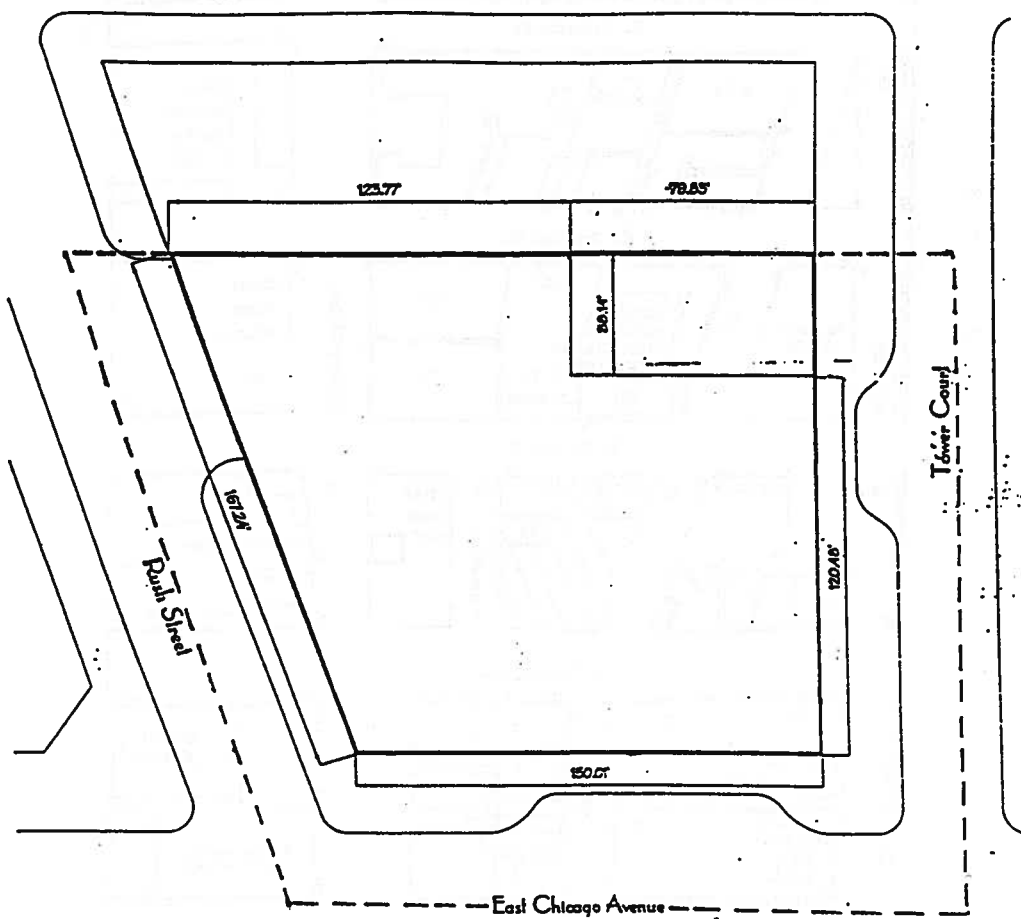
Existing Zoning Map.



Applicant: Park Hyatt Water Tower Associates
 200 West Madison Street
 Chicago, Illinois 60606

Date: September 23, 1996

Planned Development Boundary And Property Line Map.



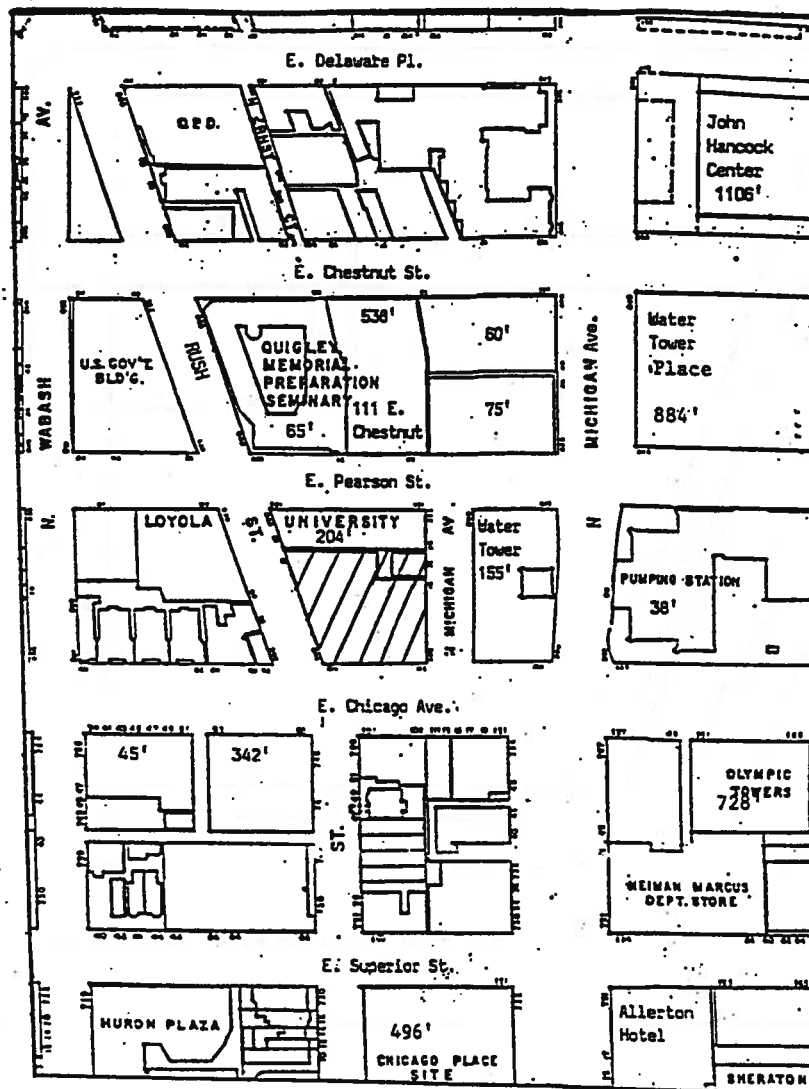
— Property Line

--- Planned Development Boundary

Applicant: Park Hyatt Water Tower Associates
200 West Madison Street
Chicago, Illinois 60606

Date:

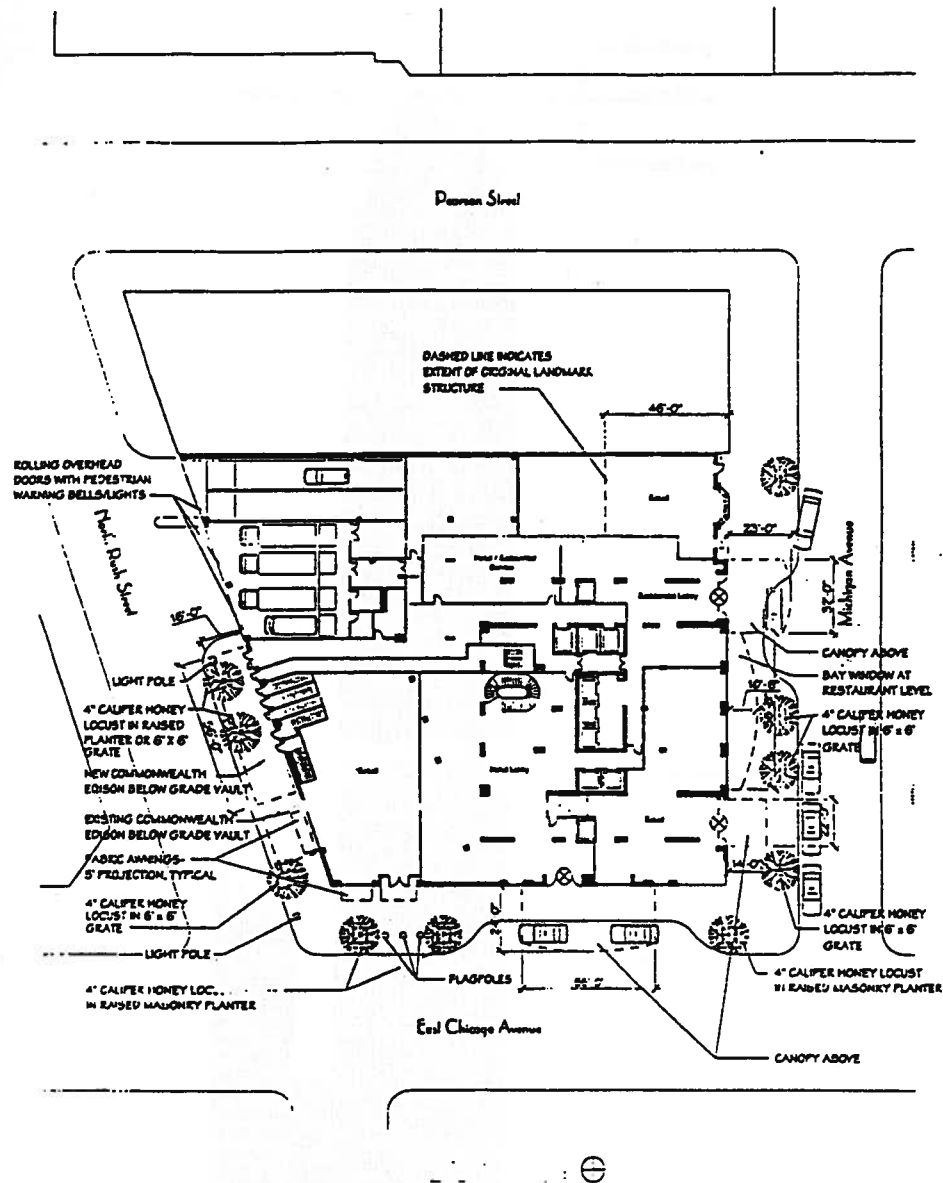
Existing Land-Use Map.



Applicant: Park Hyatt Water Tower Associates
 200 West Madison Street
 Chicago, Illinois 60606

Date:

Site/Landscape Plan.

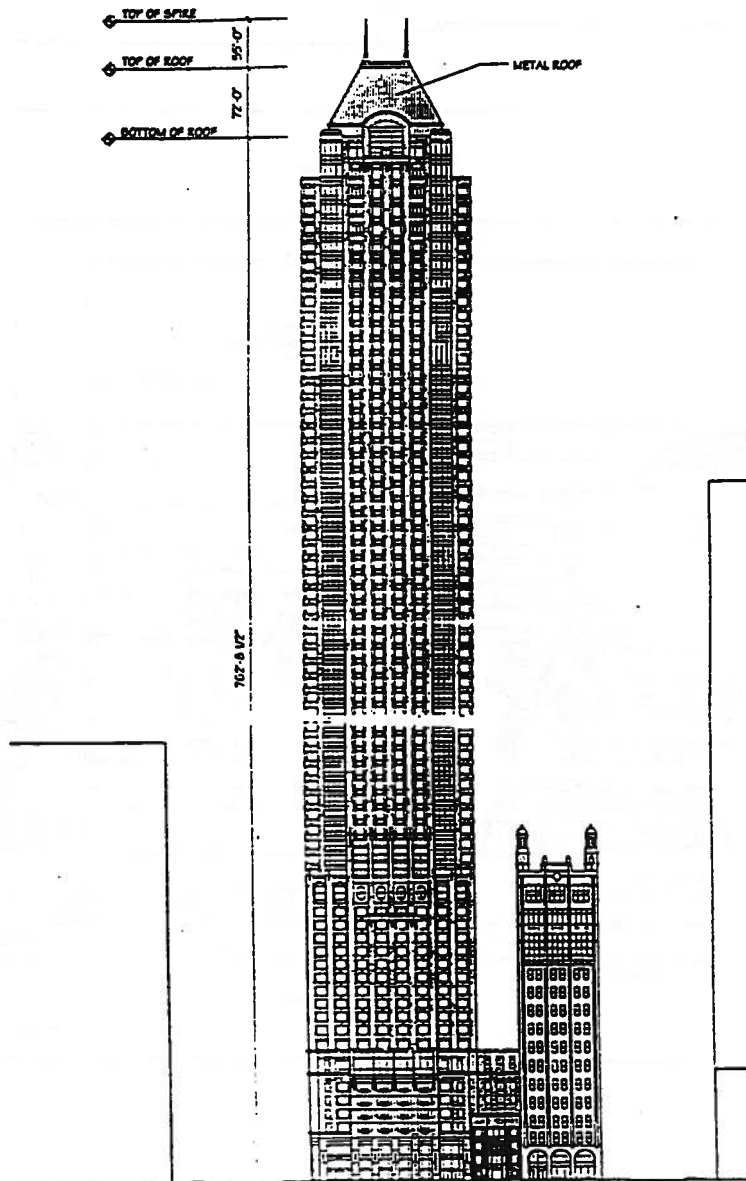


Lucien Lagrange & Associates
Architects

Park Tower
Chicago, Illinois

10 October 1996

Building Elevations.
(Page 1 of 7)



Michigan Avenue Elevation

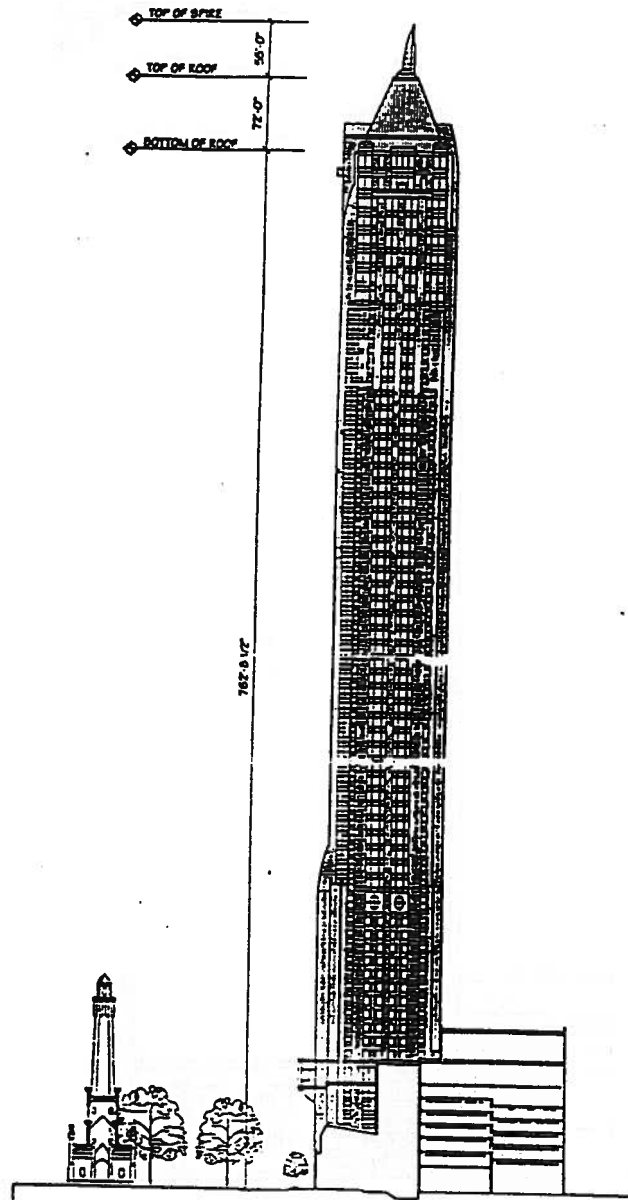
Lucien Lagrange & Associates
Architects

Park Tower

Chicago, Illinois

10 October 1996

Building Elevations.
(Page 2 of 7)



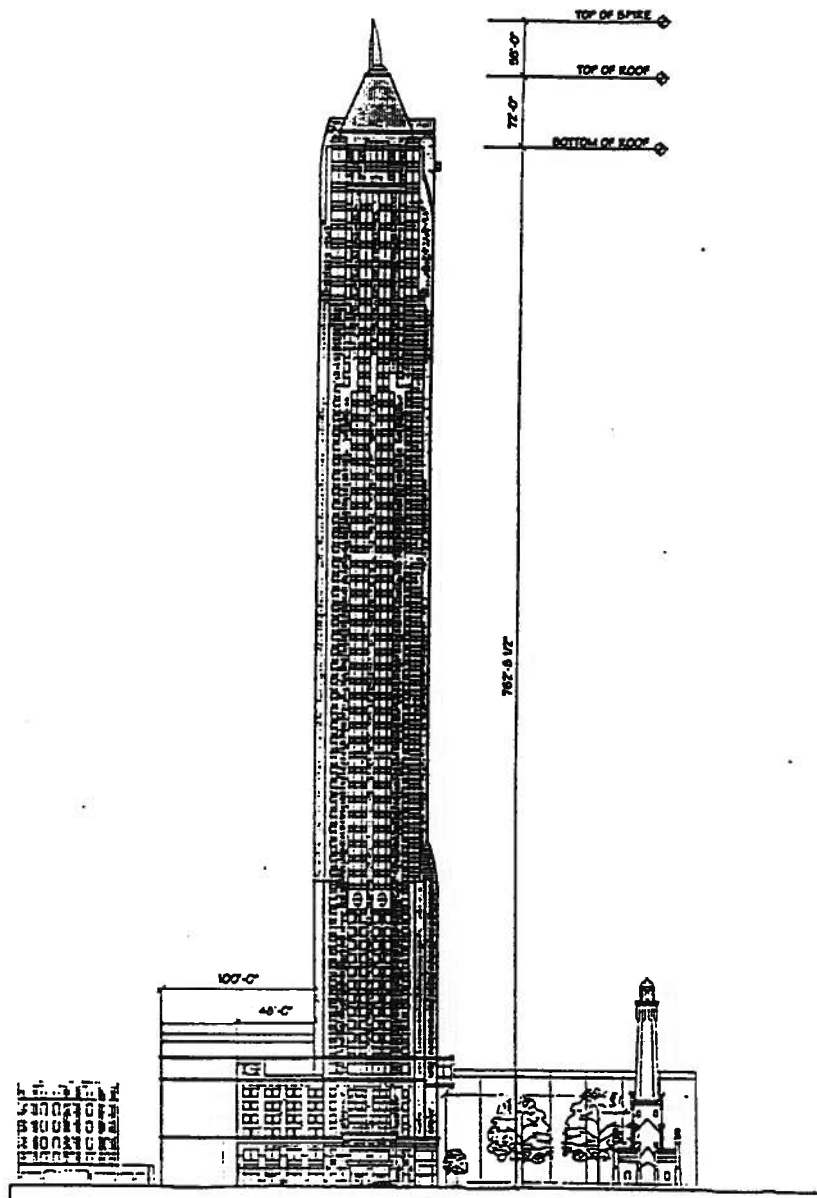
North Elevation

Lucien Lagrange & Associates
Architects

Park Tower
Chicago, Illinois

10 October 1996

Building Elevations.
(Page 3 of 7)



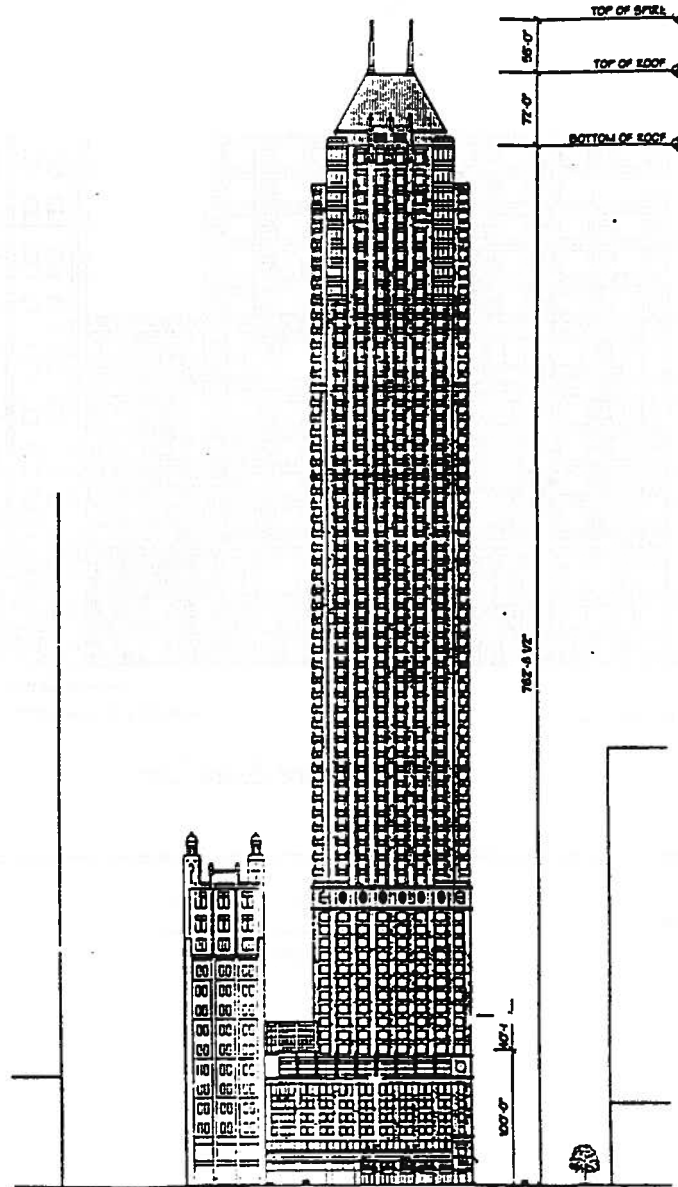
Chicago Avenue Elevation

Lucien Lagrange & Associates
Architects

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Chicago, Illinois

10 October 1996

Building Elevations.
(Page 4 of 7)



Rush Street Elevation

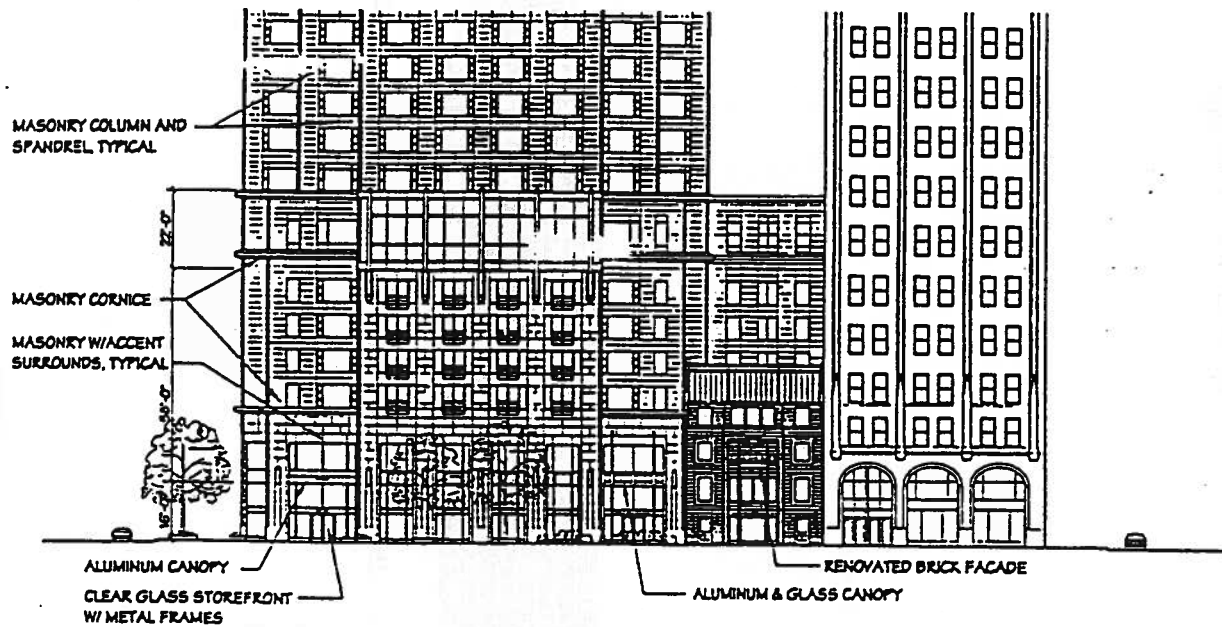
Lucien Lagrange & Associates
Architects

Park Tower

Chicago, Illinois

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Building Elevations.
(Page 5 of 7)



Partial Michigan Avenue Elevation

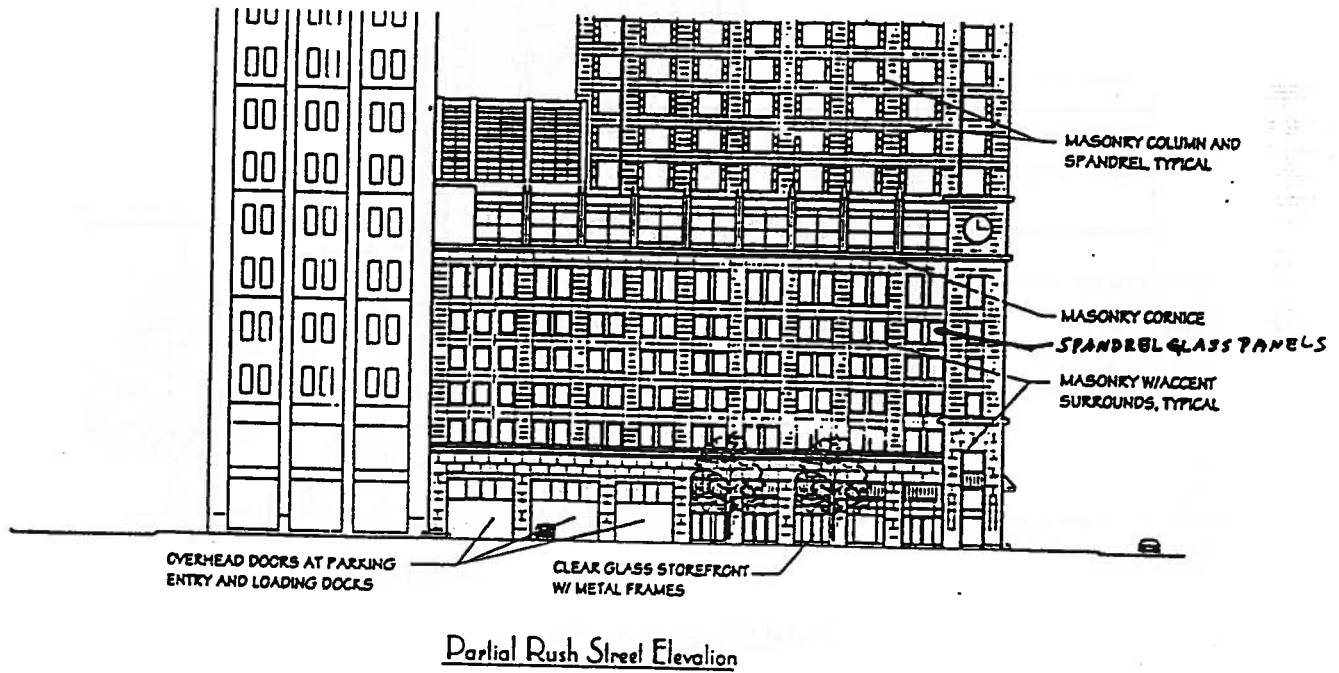
Lucien Lagrange & Associates
Architects

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Chicago, Illinois

10 October 1996

Building Elevations.
(Page 6 of 7)

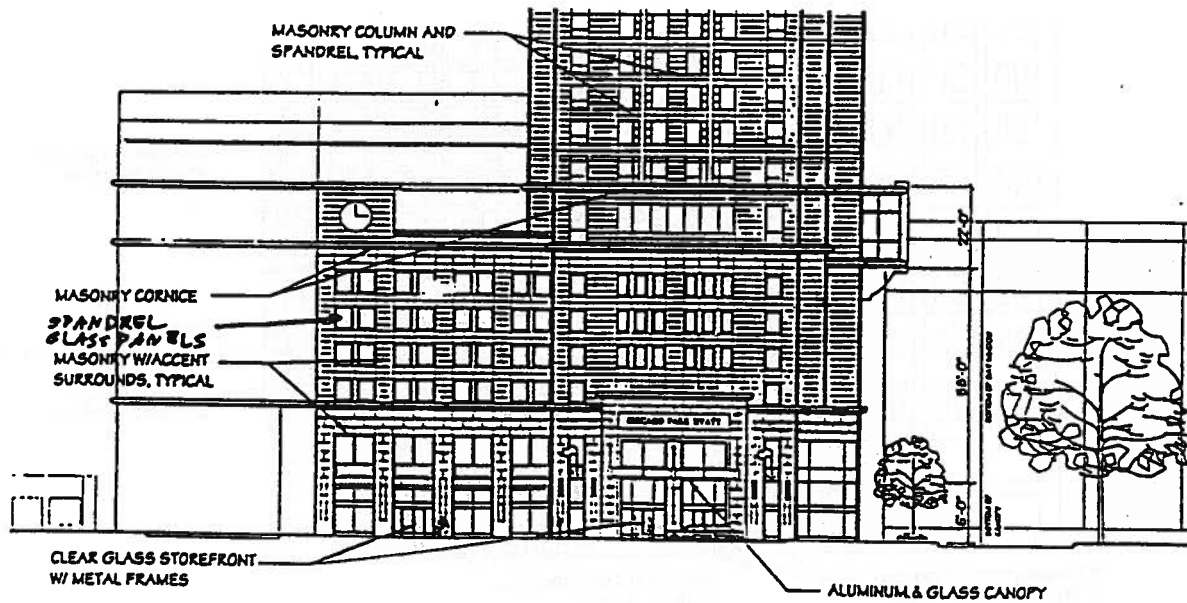


Lucien Lagrange & Associates
Architects

Park Tower
Chicago, Illinois

10 October 1996

Building Elevations.
(Page 7 of 7)



Partial Chicago Avenue Elevation

Lucien Lagrange & Associates
Architects

Park Tower
Chicago, Illinois

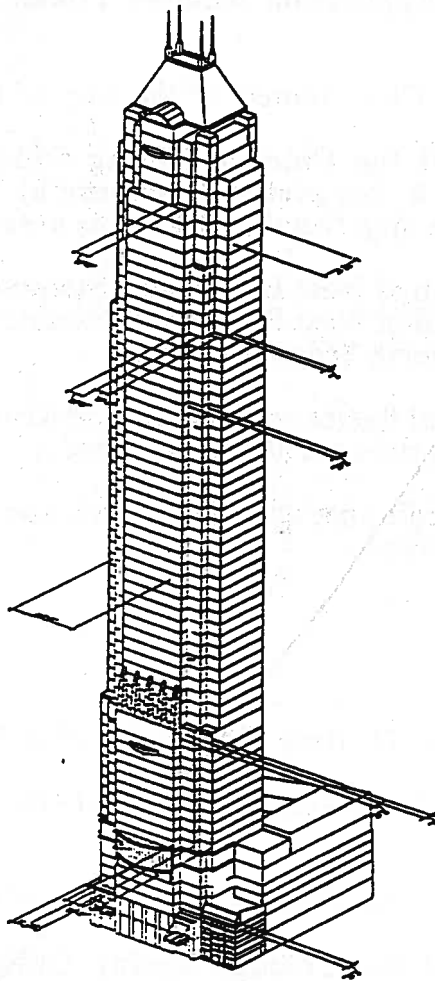
10 October 1996

1/14/97

NEW BUSINESS PRESENTED BY ALDERMEN

38183

Massing Diagram.



Lucien Lagrange & Associates
Architects

Park Tower
Chicago, Illinois

10 October 1996

Reclassification Of Area Shown On Map Number 3-F.

(Application Number 11956)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District symbols and indications as shown on Map Number 3-F in the area bounded by:

a line 200 feet north of West Blackhawk Street; North Sedgwick Street; a line 175 feet north of West Blackhawk Street; and the alley next west of and parallel to North Sedgwick Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map Number 3-G.

(Application Number 11915)

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map Number 3-G in the area bounded by:

West Walton Street; the alley next west of and parallel to North Noble Street; a line 51 feet south of West Walton Street; and North Noble Street,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.